

LOT 349
IN OR 1892/98
HERON ISLES #2 PB 7/218

WGH FLORIDA LLC
103 FOULK RD STE 900
WILMINGTON, DE 19803

2023

37-3N-28-0740-0349-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 70								0100	01	1,938	120.5204	108.77	210,796	2014	2014	0	0	0	3.65	96.35	VALUATION BY																								
Exterior Wall	16	WD FR STUC 30								1 SINGLE FAM - 0% - 0														Heated Area: 1692								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																						Tax Group: 4								Tax Dist:															
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								203,102															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								3,774															
Interior Floo	14	CARPET 70																						TOTAL LAND VALUE - MARKET								55,000															
Interior Floo	11	CLAY TILE 30																						TOTAL MARKET VALUE								261,876															
Air Condition	03	CENTRAL 100								SOH/AGL Deduction								46,157																													
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE								215,719																													
Bedrooms	4	100								TOTAL EXEMPTION VALUE								0																													
Bathrooms	2	100								BASE TAXABLE VALUE								215,719																													
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE								261,876																													
Stories	1.	1. 100								NCON VALUE								0																													
Units	0	100								INCOME VALUE																																					
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE								226,491																													
Quality																						05	Quality Level 05																								
DOR CODE																						0100	SINGLE FAMILY																								
MAP NUM																						MKT AREA								04																	
NEIGHBORHOOD/LOC																						4038.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	1,692	100	1,692	177,322																																											
FGR	420	55	231	24,209																																											
FOP	36	30	11	1,152																																											
PTO	80	5	4	419																																											
TOTALS																						2,228	1,938	203,102																							
EXTRA FEATURES																						96473 COMMODORE POINT DR, YULEE																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																
1	0811	CONCRETE B	0	0	0	0		764.00	SF	5.20				100	2014	2014	3	95		3,774																											
LAND DESCRIPTION																						TOTAL OB/XF										3,774															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																														
REVIEW DATE 07/26/2018 BY KWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																															